



Wonderful one bed apartment in desirable location near London Fields

Malferna House, Malvern Road, Hackney, London, E8

£485,000 Leasehold (121 years remaining)



First floor apartment
Balcony
Peaceful and tranquil views
High specification throughout
Private boutique development

Local Information

Malvern Road is a beautiful tree lined street in one of Hackney's most popular streets and is situated close to the open spaces of London Fields, trendy Broadway Market and the bars, coffee shops and restaurants in and around Dalston & Haggerston. The bus links of Kingsland Road provide easy access to Liverpool Street and the City. Haggerston Overground is moments away.

About this property

Situated on one of the most desirable residential streets close to London Fields is this wonderful first floor one bedroom apartment. Accommodation comprises an open plan kitchen/reception area with bespoke Asselle kitchen and integrated Bosch appliances, stylish bathroom and a generous sized bedroom. Accessible from the living room is a west facing balcony offering peaceful and tranquil views of the trees and gardens behind. This apartment has been finished to an exceptionally high standard throughout and would make a perfect first time purchase.

Tenure

Leasehold (121 years remaining)

Local Authority

Hackney Council

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hackney Office.

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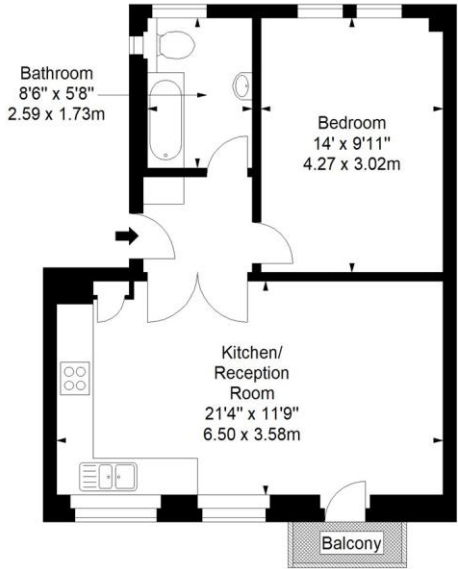
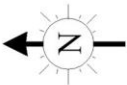


Malferna House, Malvern Road, Hackney, London, E8
Gross Internal Area 489 sq ft, 45.43 m²

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**Malferna House,
Malvern Road, E8**
Approx. Gross Internal Area *
489 Ft² - 45.43 M²



First Floor

Every attempt has been made to ensure the accuracy of this floor plan
however, measurements are approximate and for illustration purposes only.
Measured in accordance with the RICS code of measuring practice. Not to scale

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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